

Appendix 7

Submitted Traffic Management Plan for
A/NE-TKLN/68



Our Ref: J7431/1

13 October 2025

Transport Department
NT Regional Office
Traffic Engineering (NTE) Division
North Section
9/F, Mongkok Government Offices
30 Luen Wan Street
Mongkok, Kowloon

Attn: Mr. TAM Kam Fai (Engr/Special Duties 2)

(BY POST & BY EMAIL: kamfaitam@td.gov.hk)

Dear Mr. Tam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
and Shop and Services for a Period of 5 Years in "Recreation" Zone, .
Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 SB RP in DD. 80
and Adjoining Government Land, Ta Kwu Ling North**

**Submission of Traffic Improvement and Management Measures to fulfil the Approval
Condition (j) of Section 16 Planning Application (TPB Ref: TPB/A/NE-TKLN/68)**

We have been engaged to prepare a response to the approval condition (j) of Section 16 Planning Application as stated in the letter from the Town Planning Board of 19 April 2024 (TPB Ref: TPB/A/NE-TKLN/68) for the captioned project.

Approval condition (j) is:

"..the submission of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;"

For your ease of reference, the extract of the letter is found in Appendix A.

Detail of the traffic improvement and management measures are presented below:

Approved Traffic Improvement and Management Measure at the Unnamed Road

The approved traffic improvement and management measure at the Unnamed Road is found in **Appendix B**.

Reference is made to **Figure J1**, which shows the approved traffic improvement and management measure and the presence of SIMPLIFIED TEMPORAY LAND



ALLOCATION, namely "STLA-TDN 583", which is located along the unnamed road some 45m from its junction with Lin Ma Hang Road. Due to the presence of STLA-TDN 583, the approved traffic improvement and management measure has to be revised.

Revised Traffic Improvement and Management Measure

The revised traffic improvement and management measure is shown in **Figure J2**.

By adopting the revised traffic improvement and management measure, the unnamed road could provide concurrent 2-way traffic movements, except for the section abutting STLA-TDN 583. The swept path analysis in **Figure J3** shows that with the revised traffic improvement and management measure, concurrent 2-way traffic movement could be accommodated, except for the short section abutting STLA-TDN 583.

Fulfilment of Approval Condition (j)

We seek your department's agreement to adopt the revised traffic improvement and management measure as shown in **Figure J2** and your confirmation that approval condition (j) has been fulfilled.

Should you have any queries, please do not hesitate to contact the undersigned.

Thank you for your attention.

Yours sincerely,



CHIN Kim Meng
Director

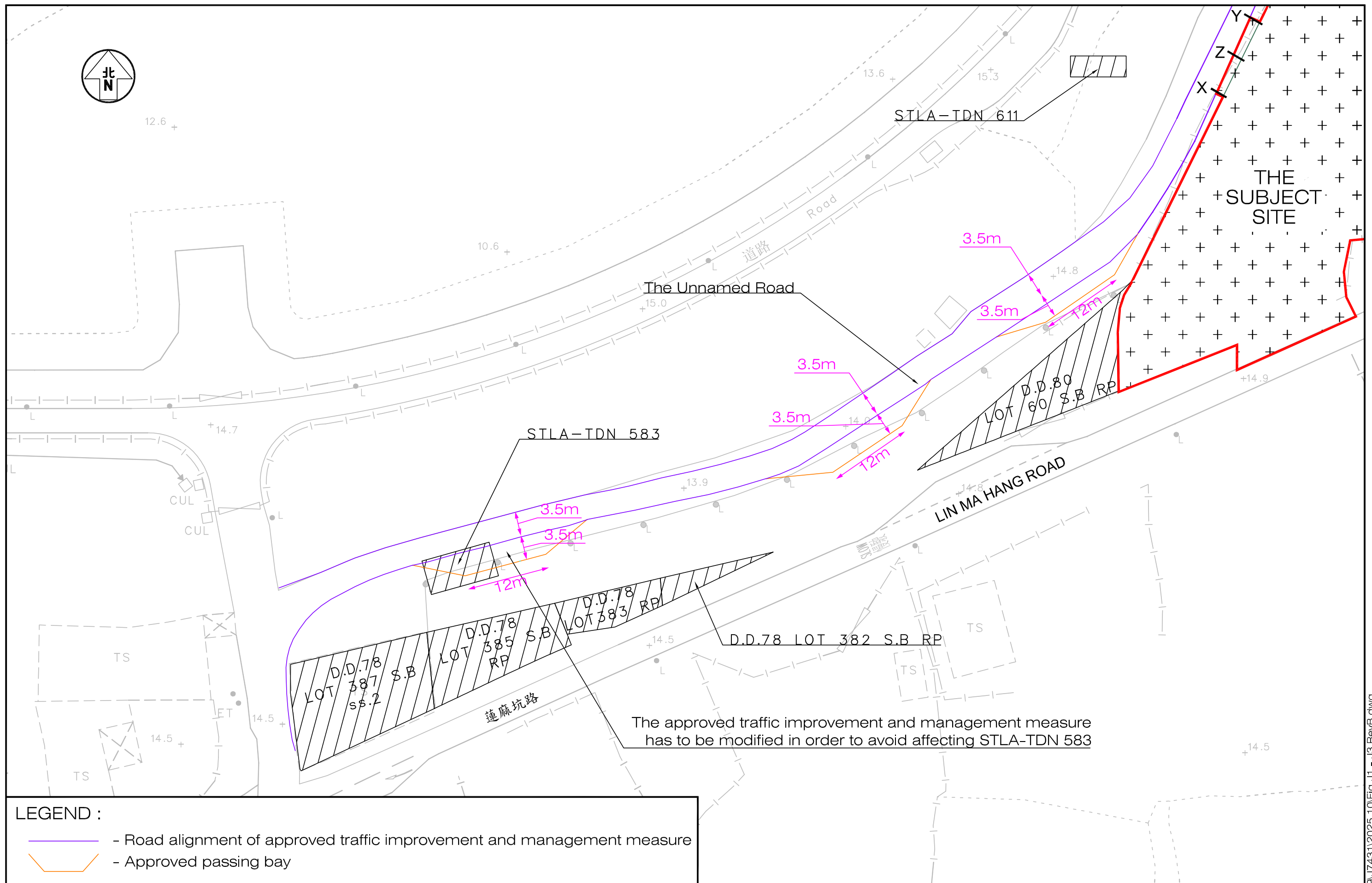
cc: Client, DeSpace

Encl.: 3 Figures

2 page of Appendix A: Extract of letter from TPB (ref: TPB/A/NE-TKLN/68)

1 page of Appendix B: Approved traffic improvement and management measure

KIM\LKW



LEGEND :

-  - Road alignment of approved traffic improvement and management measure
-  - Approved passing bay

Project Title PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS IN "RECREATION" ZONE, ,
LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 SB RP IN DD. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (PLANNING APPLICATION: A/NE-TKLN/68)

Figure No.
J1

Revision
B

CKM Asia Limited
Traffic and Transportation Planning Consultants

Figure Title
LOCATION OF STLA-TDN 583 AND THE APPROVED TRAFFIC IMPROVEMENT AND MANAGEMENT MEASURE

Designed by
L K W

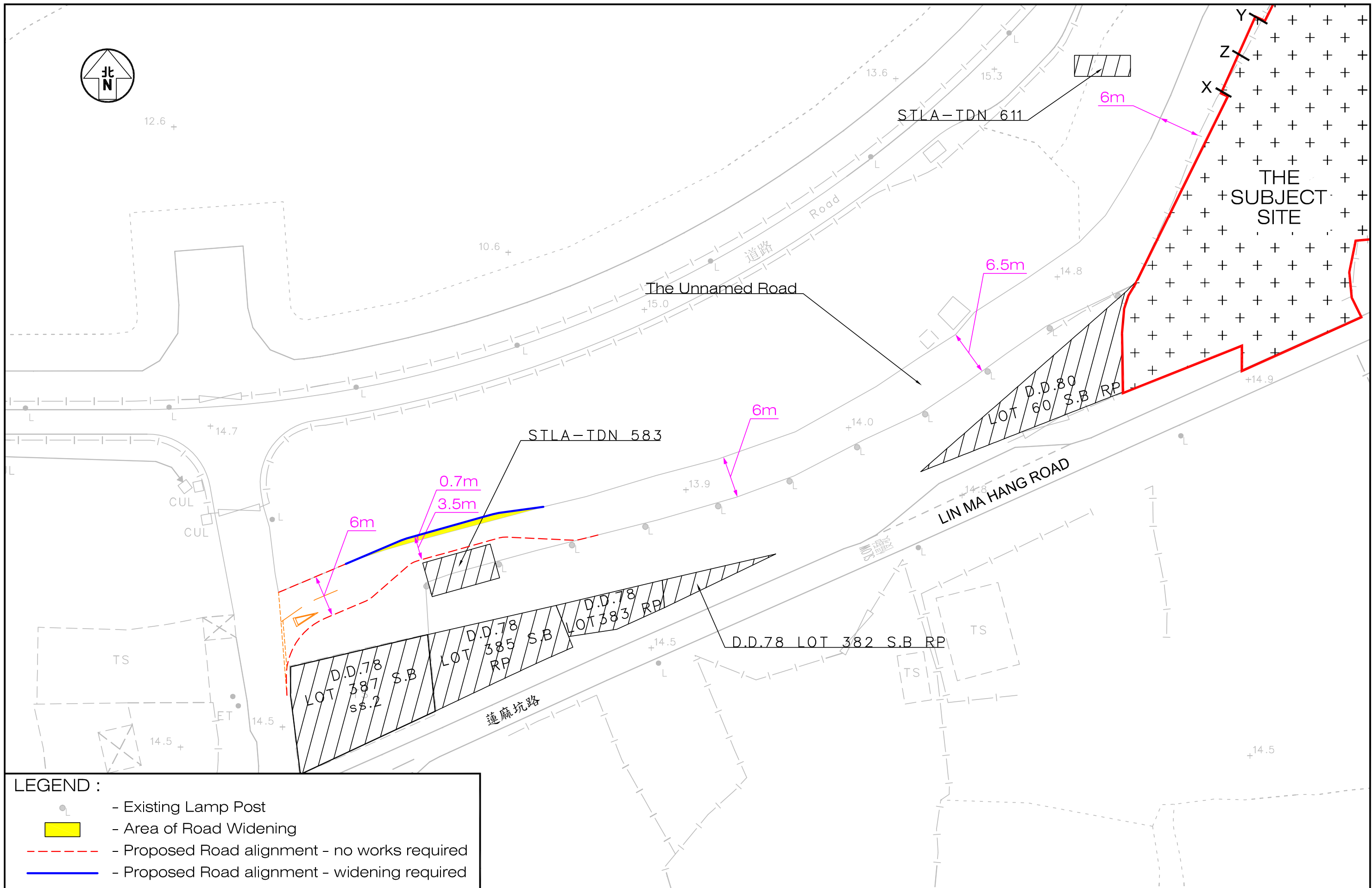
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S C Y

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Scale in A3
1 : 500

Date
13 OCT 2025

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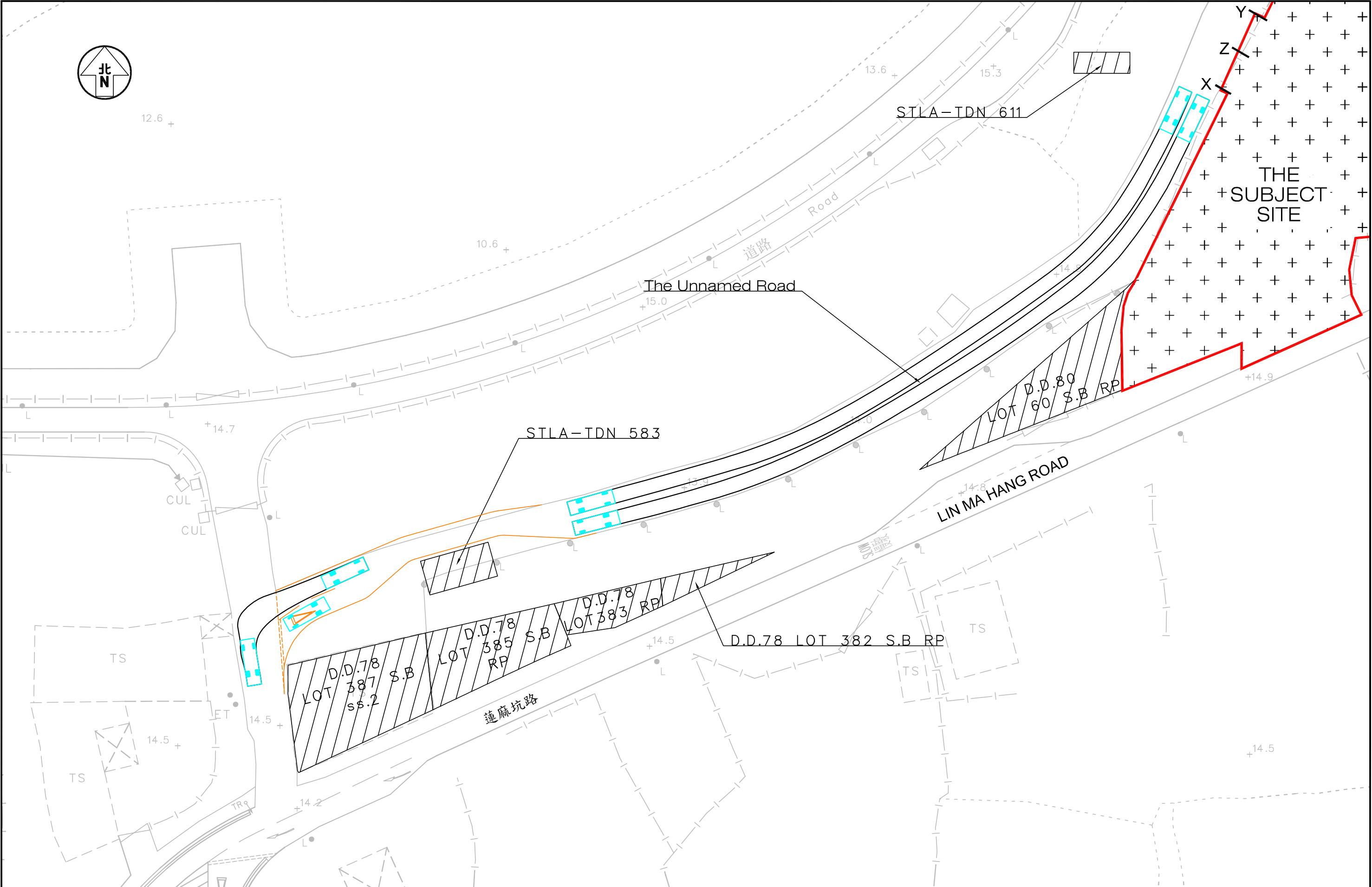


LEGEND :

-  - Existing Lamp Post
-  - Area of Road Widening
-  - Proposed Road alignment - no works required
-  - Proposed Road alignment - widening required

Project Title		PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS IN'RECREATION' ZONE, . LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 SB RP IN DD. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (PLANNING APPLICATION: A/NE-TKLN/68)			Figure No. J2		Revision B		CKM Asia Limited	
Figure Title		THE REVISED TRAFFIC IMPROVEMENT AND MANAGEMENT MEASURE			Designed by L K W		Drawn by S C Y		Checked by K C	
					Scale in A3 1 : 500		Date 13 OCT 2025		Traffic and Transportation Planning Consultants	

T:\JOB\J7400-J7449\J7431\2025 10\Fig J1 - J3 RevB.dwg



Project Title		PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS IN"RECREATION" ZONE, . LOTS 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP AND 64 SB RP IN DD. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING NORTH (PLANNING APPLICATION: A/NE-TKLN/68)				Figure No. J7431 J3		Revision B		CKM Asia Limited Traffic and Transportation Planning Consultants	
Figure Title		SWEPT PATH OF CONCURRENT 2-WAY TRAFFIC MOVEMENT OF VEHICLES AT THE UNNAMED ROAD				Designed by L K W		Drawn by S C Y		Checked by K C	
						Scale in A3 1 : 500		Date 13 OCT 2025			

Appendix A
Extract of letter from TPB
dated 19 April 2024
(ref: TPB/A/NE-TKLN/68)

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Email

電話 Tel: 2231 4810

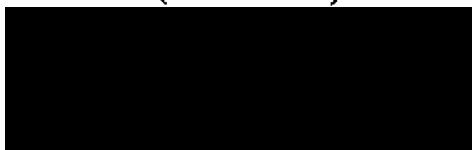
來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKLN/68

19 April 2024

DeSPACE (International) Ltd.



Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
and Shop and Services for a Period of 5 Years in "Recreation" Zone,
Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80
and Adjoining Government Land, Ta Kwu Ling North**

I refer to my letter to you dated 2.4.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 5.4.2029 and is subject to the following conditions:

- (a) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site between 9:00 p.m. and 9:00 a.m. during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.10.2024;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.1.2025;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (f) the submission of a fire service installations (FSIs) proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2024;
- (g) in relation to (f) above, the implementation of the FSIs proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.1.2025;
- (h) the submission of the design of vehicular run-in/run-out to the site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 5.10.2024;
- (i) in relation to (h) above, the provision of vehicular run-in/run-out to the site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 5.1.2025;
- (j) the submission of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) in relation to (j) above, the implementation of traffic improvement and management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) in relation to (k) above, the implemented traffic improvement and management measures shall be maintained at all times during the planning approval period;
- (m) if any of the above planning condition (j) or (k) is not complied with before the commencement of any operation, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (n) if any of the above planning condition (a), (b), (e) or (l) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (o) if any of the above planning condition (c), (d), (f), (g), (h), or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in

Appendix B
**Approved traffic improvement
and management measure**

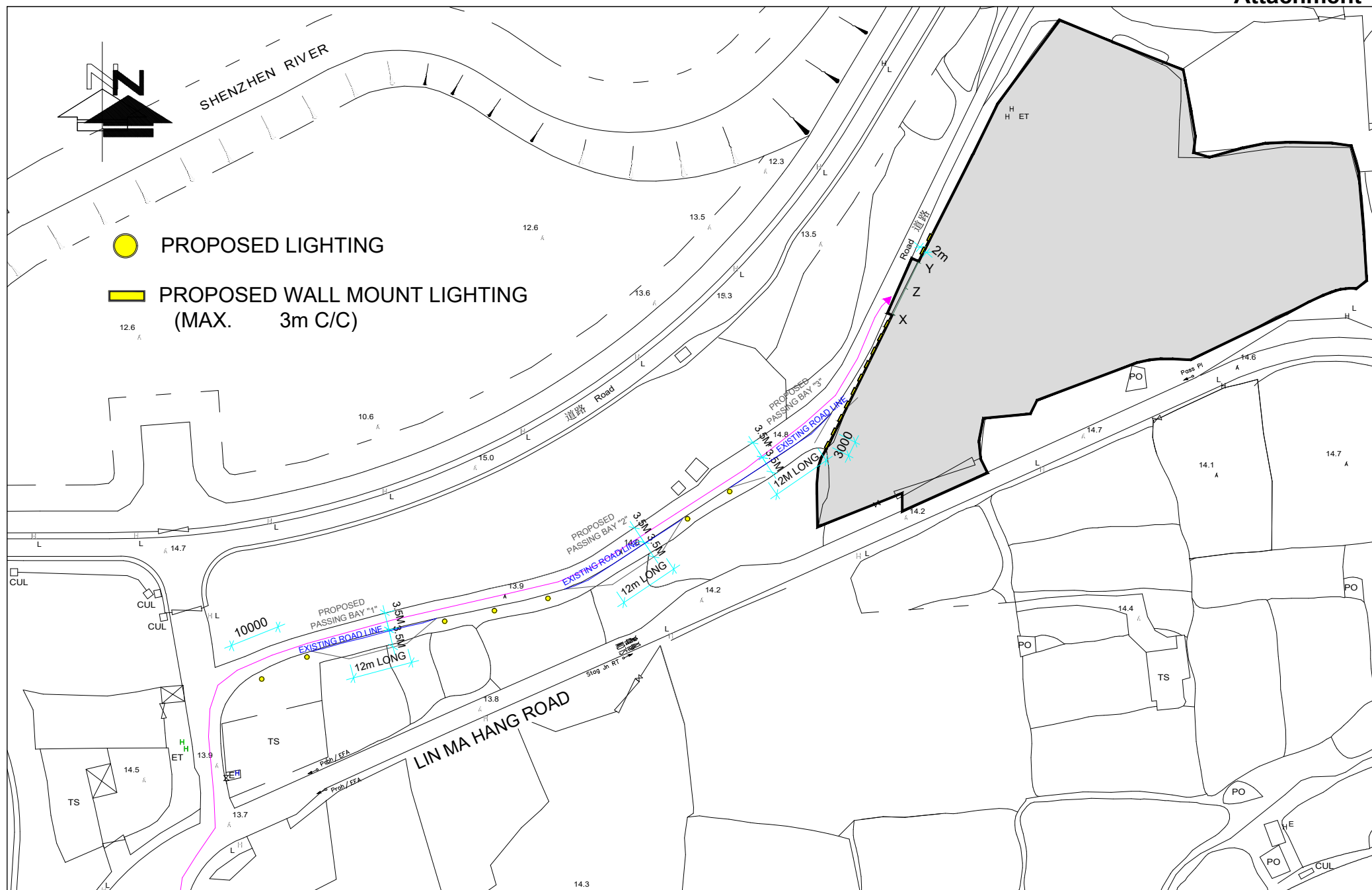


FIGURE NO.: 2	PROJECT TITLE: Town Planning Application No. A/NE-TKLN68 Proposed Temporary Public Vehicle Park for 5 years in Ta Kwu Ling North	LeC 李樂顧問有限公司 Lee & Leung Consulting Limited
PROJECT NO.: 23113HK	DRAWING TITLE: PROPOSED LIGHTING PLAN	
SCALE: 1 : 1000 @A4	DATE: 09 FEB 2024	